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0004

0042.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,104,600 / 1,104,600

APPRAISED:

USE VALUE:

ASSESSED:

1,104,600 / 1,104,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40-42		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: A

Owner 1: 42 PLEASANT STREET LLC

Owner 2:

Owner 3:

Street 1: 42 PLEASANT ST UNIT A

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SCIRE FRANK -

Owner 2: -

Street 1: 40 PLEASANT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Conv Building built about 1917, having primarily Clapboard Exterior and 1672 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0	Sq. Ft.	Site			0	0.	0.00	CC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	1,104,600			1,104,600		290171
							GIS Ref
							GIS Ref
							Insp Date
							04/28/17

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID			PAT ACCT.												
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date															
2022	343	FV	1,104,600	0	.	.	1,104,600		Year end	12/23/2021															!15507!
2021	343	FV	1,054,500	0	.	.	1,054,500		Year End Roll	12/10/2020															PRINT
2020	343	FV	999,100	0	.	.	999,100	999,100	Year End Roll	12/18/2019															Date
2019	343	FV	909,800	0	.	.	909,800	909,800	Year End Roll	1/3/2019														Time	
2018	343	FV	669,000	0	.	.	669,000	669,000	Year End Roll	12/20/2017														LAST REV	
2017	343	FV	611,400	0	.	.	611,400	611,400	Year End Roll	1/3/2017														Date	
2016	343	FV	611,400	0	.	.	611,400	611,400	Year End	1/4/2016														Time	
2015	343	FV	502,700	0	.	.	502,700	502,700	Year End Roll	12/11/2014														mmcmakin	

SALES INFORMATION										TAX DISTRICT				ACTIVITY INFORMATION																								
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes																												
SCIRE FRANK,	50105-249		9/17/2007			525,000	No	No																														
Sign: VERIFICATION OF VISIT NOT DATA																																						

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 343 Condo-Comm

Prime NB Desc COM/IND COND

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv		Full Bath	Rating:	ARLINGTON CHIROPRACTORS.																	
Sty Ht: 1 - 1 Story		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone		A 3QBth	Rating:																		
Frame: 1 - Wood		1/2 Bath: 2	Rating: Very Good																		
Prime Wall: 2 - Clapboard		A HBth:	Rating:																		
Sec Wall: 1 - Wood Shingl 15 %		OthrFix:	Rating:																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1																	
Color: GREEN		A Kits:	Rating:																		
View / Desir: S25 - Size 25		Frl:	Rating:																		
GENERAL INFORMATION		WSFlue:	Rating:																		
Grade: B - Good		CONDO INFORMATION																			
Year Blt: 1917	Eff Yr Blt:	Location:																			
Alt LUC:	Alt %:	Total Units:																			
Jurisdct: G16	Fact: .	Floor:	1 - 1st Floor	REMODELING				RES BREAKDOWN													
Const Mod:		% Own:	35.000000000																		
Lump Sum Adj:		Name:																			
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %																		
Prim Int Wal 2 - Plaster		Functional:	%																		
Sec Int Wall:	%	Economic:	%																		
Partition: T - Typical		Special:	%																		
Prim Floors: 4 - Carpet		Override:	%																		
Sec Floors:	%	Total:	4.6 %																		
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Bsmnt Gar:		Size Adj.: 1.27799034		FFL	First Floor				FFL	First Floor	1,672	361.770	604,881	FFL	100	OFC	100	V	1		
Electric: 3 - Typical		Const Adj.: 0.74250001																			
Insulation: 2 - Typical		Adj \$ / SQ: 289.417																			
Int vs Ext: S		Other Features: 30587																			
Heat Fuel: 2 - Gas		Grade Factor: 1.33																			
Heat Type: 3 - Forced H/W		NBHD Inf: 1.37000000																			
# Heat Sys: 1		NBHD Mod:																			
% Heated: 100	% AC: 100	LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO	Adj Total: 1157887																			
% Com Wal	% Sprinkled	Depreciation: 53263																			
		Deprecated Total: 1104624																			
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:	PARCEL ID 011.A-0004-0042.A				IMAGE				AssessPro Patriot Properties, Inc			
SPEC FEATURES/YARD ITEMS																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				